



Church Road, Stretton, Burton-on-Trent



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£375,000

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Key Features

- Extended Traditional Semi Detached Home
- Five Bedrooms
- Desirable Village Location
- Immaculate Appointed Kitchen/Diner
- Impressive Family Bathroom
- Large Rear Garden
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this five bedroomed extended traditional semi detached home in the desirable village location of Stretton. Benefitting from a large reception room, large dining kitchen and well proportioned bedrooms the property is ideal for families looking in the Stretton area. In brief the accommodation comprises: - entrance hall, dining kitchen, utility room, guest cloak room, large lounge diner and on the first floor a landing leads to three double bedrooms, two further bedrooms and a great sized family bathroom. Externally the property sits well within its plot providing plenty of off road parking and to the rear a good sized rear garden with a patio ideal for entertaining. Viewings are highly recommended.

Accommodation In Detail

Wooden double glazed door leading to:

Porch 2.13m x 0.62m (7'0" x 2'0")

having consumer unit for electrics, tiling to floor and frosted Upvc double glazed door with Upvc double glazed side panels leading to:

Entrance Hall

having staircase rising to first floor, thermostat for central heating, Karndean parquet style floor and one central heating radiator.

Lounge Diner 3.64m x 7.7m (11'11" x 25'4")

having granite and marble hearth and surround with decorative fire, media points, two large central heating radiators, Karndean parquet style flooring, feature Upvc double glazed bay window to front elevation and Upvc double glazed patio sliding doors to rear.

Dining Kitchen

having range of base and wall mounted units, quartz work tops, under counter Belfast style stainless steel sink with chrome mixer tap and drainage grooves, integrated full height fridge, integrated Bosch dishwasher, large Rangemaster Infusion induction hob, oven and grill, pull-out pan drawers spice drawer, Rangemaster extractor, integrated microwave, wood effect LVT flooring, two feature upright radiators, Upvc double glazed window to rear elevation, large Upvc double glazing sliding doors to rear and large Velux window.

Utility Room 2.23m x 3.26m (7'4" x 10'8")

having marble effect low profile laminate work top, space for washing machine and tumble dryer, built-in larder cupboards, wood effect LVT flooring, one central heating radiator and Upvc double glazed window to front elevation.

Guest Cloak Room 1.31m x 1.33m (4'4" x 4'5")

having low level wc, space saving vanity wash basin with chrome mixer tap, half height tiling to walls, feature tiling to floor, extractor fan and one central heating radiator.



On The First Floor

Galleried Landing

having access to loft space, carpet to floor and Upvc double glazed window to front elevation.

Master Bedroom 3.65m x 3.94m (12'0" x 12'11")

having carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Two 3.65m x 4.42m (12'0" x 14'6")

having carpet to floor, one central heating radiator and feature Upvc double glazed bay window to front elevation.

Bedroom Three 3.83m x 2.44m (12'7" x 8'0")

having carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Four 2.83m x 1.98m (9'4" x 6'6")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Five/Study 2.1m x 2.01m (6'11" x 6'7")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

Family Bathroom 2.05m x 2.73m (6'8" x 9'0")

having low level wc, pedestal wash basin with chrome taps, walk-in shower cubicle with chrome thermostatic waterfall shower, extractor fan, bath with chrome fittings, full tiling to shower area, half height tiling to further walls, feature tiled flooring, access to loft space, chrome heated towel radiator, down lighters and frosted Upvc double glazed window to rear elevation.



Outside

To the rear of the property is an enclosed garden with a large block paved patio area, the rest of the garden is mainly laid to lawn with a garden shed. The rear garden is not overlooked and is a great size for families and people who like to entertain. To the front there is a large block paved driveway providing parking for several vehicles, lawned area and a mature planter bed.

Garage 2.5m x 4.7m (8'2" x 15'5")

having built-in storage, larder unit decked out as a gym, gas fired Worcester Bosch boiler, roller shutter door and walkway to Upvc double glazed door leading to the rear elevation.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

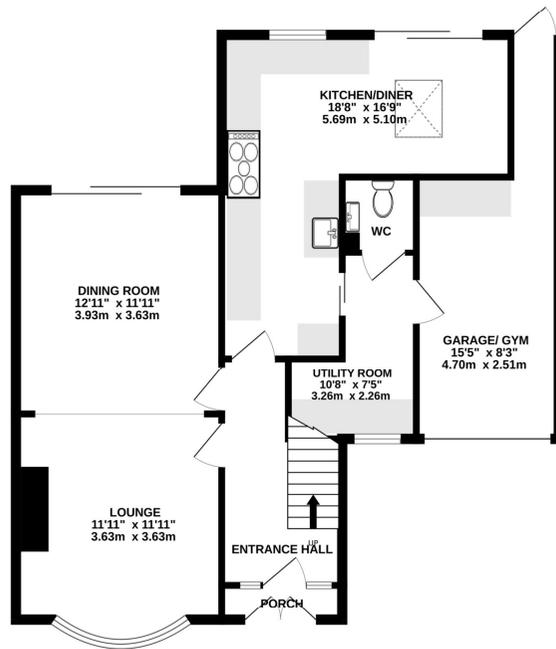
Note

The EPC predates installation of new windows, and roof insulation and electrical rewiring.

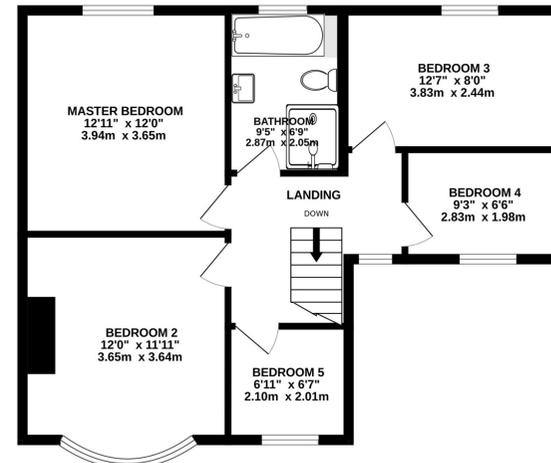




GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

